

BUDGET YEAR 2016/17

BUSINESS UNIT: 2720 COBCP NO. 3 PRIORITY: 3 PROJECT ID: 0000973

DEPARTMENT: California Highway Patrol

PROJECT TITLE: San Bernardino Area Office – Replacement Facility

TOTAL REQUEST (DOLLARS IN THOUSANDS): \$5,369 MAJOR/MINOR: MA

PHASE(S) TO BE FUNDED: A, D PROJ CAT: CRI CCCI/EPI:

SUMMARY OF PROPOSAL:

This proposal requests \$5,369,000 from the Motor Vehicle Account (MVA) for the acquisition (\$3,867,000) and performance criteria (\$1,502,000) phases of the San Bernardino Area office replacement. The existing facility does not meet the California Highway Patrol's (CHP) programmatic requirements nor the seismic performance criteria required for state-owned buildings. The existing property is too small for an on-site replacement. This request would replace the Quincy Facility Replacement project (COBCP 2) in order to move forward with the CHP projects with the highest likelihood of success among those facilities with a great need for replacement.

Based upon the results of a site search in which several potential sites have been identified, the CHP proposes to relocate the San Bernardino facility. Further, in order to streamline the capital outlay process, the CHP proposes the design-build procurement method. The design-build contract is to be funded in 2017/18 for \$33,154,000, bringing the total estimated project cost to \$38,523,000. These costs will also be funded by the MVA.

HAS A BUDGET PACKAGE BEEN COMPLETED FOR THIS PROJECT? (E/U/N/?): E

REQUIRES LEGISLATION (Y/N): N IF YES, LIST CODE SECTIONS:

REQUIRES PROVISIONAL LANGUAGE (Y/N) Y

IMPACT ON SUPPORT BUDGET: ONE-TIME COSTS (Y/N): N FUTURE COSTS (Y/N): Y

FUTURE SAVINGS (Y/N): N REVENUE (Y/N): N

DOES THE PROPOSAL AFFECT ANOTHER DEPARTMENT (Y/N): N IF YES, ATTACH
COMMENTS OF AFFECTED DEPARTMENT SIGNED BY ITS DIRECTOR OR DESIGNEE.

SIGNATURE APPROVALS:

PREPARED BY

DATE

REVIEWED BY

DATE

DEPARTMENT DIRECTOR

DATE

AGENCY SECRETARY

DATE

DOF ANALYST USE

DOF ISSUE # PROGRAM CAT: PROJECT CAT: BUDG PACK STATUS:

ADDED REVIEW: SUPPORT: OCIO: FSCU/ITCU: OSAE: CALSTARS:

Original Signed By:

PPBA: Sally Lukenbill

Date: 4-1-2016

A. PURPOSE OF THE PROJECT: (problem, program need, infrastructure deficiency)

The San Bernardino Area office is critical to the California Highway Patrol's (CHP) operations as it serves a portion of the Inland Empire. Should a disaster render the existing office unusable, the nearest available office would be in Rancho Cucamonga. Although the Rancho Cucamonga Area office is approximately 17 miles away, the traffic congestion could significantly delay response time.

The current 12,253 square-foot office was opened in 1973, and with 93 staff assigned, is considered a large CHP office. Since the facility's opening, numerous changes have occurred which have rendered the facility ineffective for operational needs. These changes include additional staff resources as well as new space requirements arising from new CHP policies and legislative requirements. Further, based on the age of the facility and the potential seismicity in the Inland Empire, this building has an extrapolated rating of six on the seven-point scale, meaning a significant risk of major damage in a severe earthquake.

Because of the challenges of this facility, San Bernardino was one of the communities considered for a site search based on the 2014 Budget Act appropriation for site selection and advance planning. Notices were submitted seeking available land and based on the responses received, San Bernardino was determined to have a suitable site at this time, thereby warranting this request. The CHP proposal is to acquire a 5.5-acre site and construct a new 43,552 square foot office as described in the Recommended Solution section of this proposal. The new office will be built to the standards and requirements of the Essential Services Act (ESA), the Americans with Disabilities Act (ADA), Title 24 of the California Code of Regulations, and the Leadership in Energy and Environmental Design (LEED).

The following challenges currently experienced at San Bernardino Area office include:

Space Deficiencies

The current facility lacks adequate space to house the number of assigned employees, related equipment, record storage, and reference library. Since the building was originally constructed, the mission of the CHP has expanded into a more general law enforcement agency, requiring program functions such as evidence storage from arrests and seizures, accident investigations, and more. These tasks, along with the full integration of female officers and general population growth, have resulted in a significant increase in program square footage demands.

Further, best practices dictate a secured interview suite to allow officers to interview, interrogate, and process suspects in a safe and controlled environment. This suite typically includes a separate entrance and restroom from that used by CHP staff or the general public. The current office does not have this functionality.

In addition, the current facility lacks a dedicated armory and gun cleaning area, a suitable location for physical methods of arrest training, safer and more capable auto service and inspection areas, as well as sufficient space for officers' lockers, and an issuance room for officer gear ranging from public relations to weapons of mass destruction containment. New facilities also include more robust and redundant radio communication.

Finally, the limited size of the facility prevents CHP from complying with the ADA.

Structural Deficiencies

In 2009, the Department of General Services (DGS) completed seismic evaluations for 11 facilities. All facilities of the same generation as San Bernardino, even in areas not typically considered prone to significant earthquakes, were rated as six on the seven-point scale. An Essential Services building, such as a CHP office, should not have a rating higher than three. At present, there is the strong possibility that a seismic event could render the existing office unsafe, thereby hindering CHP's role in emergency response at this remote location. Based on the earthquake shaking potential maps produced by the California Department of Conservation, the San Bernardino office is located in one of the areas of the state with the greatest earthquake risk.

As is typical for a 40-year old structure, the mechanical, electrical and plumbing systems are well beyond their useful life and do not meet current code requirements. The Area office currently has no fire sprinkler system. It is cost prohibitive to retrofit a 40-year old building that may not have the water pressure to operate the fire system. There are hazardous materials that need abatement as the standard at the time of construction was asbestos tiles and lead paint.

Site Deficiencies

Even in the absence of space needs driven by the larger footprint of the area office and attached auto-bay, the existing site has significant shortcomings. For example, with the increase in the number of officers since this facility was completed, there is now insufficient secured parking for their vehicles. Visitor parking is also limited and there is no citation clearance, thus requiring that this function be performed in the office parking lot.

With such problems in the current office identified, the CHP requests that acquisition and design funding be approved for a replacement facility on a new site. As discussed in the Alternatives section, the design-build method of procurement is estimated to reduce the project schedule by 13 months.

B. RELATIONSHIP TO THE STRATEGIC PLAN:

This proposed project is consistent with the Department's goal to improve the overall success of departmental programs by making services more effective, efficient, and responsive to changing needs, expectations, and demands. This proposal is also consistent with the Department's mission to protect public and state assets, and to improve departmental efficiency.

The CHP operates 103 Area offices in addition to its headquarters facilities, Division offices and other facilities. The Area offices are strategically located based on population and geography to ensure that CHP can efficiently and effectively provide the highest level of safety, service, and security to the people of California.

C. ALTERNATIVES:

1. Construct a new facility through the capital outlay process utilizing the design-build procurement process.

Scope. This option consists of the state developing performance criteria. Once the criteria are established, a design competition is initiated among interested contractors,

with the winning contract based on price, technical qualifications, or a combination of the two. The successful contract would then provide both design and construction services.

Cost and Schedule. The attached DGS three-page estimate indicates total project cost is \$38,523,000 from the MVA. It is projected that the project would take four years and three months to complete.

Impact on Support Budget. The CHP may incur increased utility and custodial costs once relocated to the larger facility. However, the new facility will be equipped with more energy-efficient systems which will help offset some of the utility costs. Additionally, as a new facility, there should not be significant special repair or deferred maintenance costs in the near term.

2. Construct a new facility through the capital outlay process utilizing the design-bid-build procurement process.

Scope. This option consists of contracting with an architect and engineer to design the facility and contracting with a builder to construct the facility. Per statute, the construction contract must be awarded to the lowest responsible bidder.

Cost and Schedule. The estimated project cost is \$47,471,000 from the MVA and the project would take approximately five years and four months.

Impact on Support Budget. The CHP may incur increased utility and custodial costs once relocated to the larger facility. However, the new facility will be equipped with more energy-efficient systems which will help offset some of the utility costs. Additionally, as a new facility, there should not be significant special repair or deferred maintenance costs in the near term.

3. Construct a new facility through the build-to-suit lease process.

Scope. This option consists of DGS soliciting private developers to compete against each other to acquire a site (or offer their own site), design, and construct the area offices for CHP utilizing a long term lease of generally 10, 15, or 20 years. The proposal demonstrating the best value to the state will be chosen and a long-term lease negotiated and executed, which will typically include an option to purchase the facility after the lease term.

Cost and Schedule. An estimate for a build-to-suit lease facility was not prepared, as a site has been identified for San Bernardino. In situations where acquisition can take place in a timely manner, and cash is available, capital outlay is consistently less expensive than build-to-suit lease for the development of identical facilities, though build-to-suit leasing would remain faster than capital outlay.

Impact on Support Budget. The cost of the lease will be borne out of the support budget.

D. RECOMMENDED SOLUTION:

1. Which alternative and why?

The Department recommends Alternative 1.

Since a suitable site has already been identified for this replacement facility, the Department can move quickly to acquire the property once an acquisition appropriation has been secured. In addition, once performance criteria have been developed, a design-builder can be identified that will be responsible for both the design and

construction of the project. It is estimated that this procurement method will reduce the project schedule by approximately 13 months as compared to the traditional design build schedule, thereby resulting in savings related to escalation due to the shortened project construction schedule.

While the use of a build-to-suit lease for this project may result in an even shorter construction schedule, the overall costs of this procurement method are consistently higher as the long-term lease payments include developer profit, taxes, financing and insurance. In addition, this method involves less oversight from control entities such as the Department of Finance, the Legislature, and the State Public Works Board.

2. Detail scope description.

This project will acquire an approximately 5.5-acre site to construct a 43,552 square foot single story office building with an automotive service area built to Essential Services Act standards. The project includes public parking for the main building and secured parking for the patrol vehicles. Additional site improvements include a fuel island, citation clearance, emergency generator, communications tower with radio vault, landscaping and utilities.

3. Basis for cost information.

Attached DGS three-page estimate dated March 4, 2016.

4. Factors/benefits for recommended solution other than the least expensive alternative.

Alternative 1 is the least expensive of the three options provided. Due to the seismic and programmatic concerns, space deficiencies, and site constraints, renovation and on-site replacement are not feasible.

5. Complete description of impact on support budget.

There will be various factors that will affect the support budget with both increased and reduced costs. Increased costs could possibly include cleaning and maintenance of a larger facility. The increased costs should be heavily mitigated by the decrease in major renovations and upkeep costs of a newer facility.

6. Identify and explain any project risks.

Acquisition of the identified site could fall through as there is no mechanism in place to secure the site in the current year. If the desired site is lost, CHP and DGS would have to ascertain secondary sites, and if none are readily available evaluate the best procurement method.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g. technology proposals).

- a) State Fire Marshal – Fire/Life Safety Review.
- b) Division of the State Architect – Review and approval of plans for Access Compliance and Essential Services Act compliance.
- c) Department of General Services – Project management on behalf of CHP.
- d) Public Works Board – Project oversight.

E. Consistency with Government Code section 65041.1:

1. Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

The project will comply with the California Environmental Quality Act and meet all environmental and regulatory requirements. This project promotes infill development since a project on the identified site would reuse previously developed land.

2. Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

The project will be constructed to the U.S. Green Building Council's, LEED silver rating standards to meet CHP's goal to site, design, construct, renovate, operate and maintain state buildings that are models of energy, water, and materials efficiency; while providing healthy, productive and comfortable indoor environments and long-term benefits to Californians.

3. Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, support efficient use of land and is appropriately planned for growth? Explain.

The project infrastructure will support efficient use of land and will be planned for CHP's expected growth at this location for the next 30 years.

STATE OF CALIFORNIA CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP) FISCAL IMPACT WORKSHEET						Budget Year 2016-17			
Department Title: California Highway Patrol						Proj ID:	0000973		
Project Title: San Bernardino Area Office Replacement						BU/Entity:	2720		
Program Category: Critical Infrastructure Deficiencies						Program ID:	2065		
Program Subcategory:						COBCP #:	3		
						Priority:	3		
						MA/MI:	MA		
			Existing Authority	January 10 Action	April 1 Action	May 1 Action	Special Action	Net Legis Changes	Project Total
FUNDING									
bu-ref-fund-eny-year	ph	action							
2020-301-0044-16-16	A	BA			3,867				3,867
2020-301-0044-16-16	D	BA			1,502				1,502
2020-301-0044-17-17	B	BA			33,154				33,154
									0
									0
									0
									0
									0
									0
									0
									0
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									0
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TOTAL FUNDING			0	0	38,523	0	0	0	38,523
PROJECT COSTS									
Study									0
Acquisition					3,867				3,867
Preliminary Plans					1,502				1,502
Working Drawings									0
Total Construction			0	33,154	33,154	0	0	0	66,308
Equipment (Group 2)									0
TOTAL COSTS			0	33,154	38,523	0	0	0	71,677
CONSTRUCTION DETAIL									
Contract					27,661				27,661
Contingency					830				830
A&E					1,757				1,757
Agency Retained					407				407
Other					2,499				2,499
TOTAL CONSTRUCTION			0	0	33,154	0	0	0	33,154
FUTURE FUNDING			0	33,154	0	0	0	0	33,154
SCHEDULE									
		mm/dd/yyyy	PROJECT SPECIFIC CODES						
Study Completion		3/30/2015	Proj Mgmt:	G	Location:	San Bernardino			
Acquisition Approval		9/30/2016	Budg Pack:	Y	County:				
Start Preliminary Plans		7/1/2016	Proj Cat:	CRI	City:				
Preliminary Plan Approval		9/15/2017	Req Legis:	N	Cong Dist:				
Approval to Proceed to Bid		9/15/2017	Req Prov:	Y	Sen Dist:				
Contract Award Approval		2/28/2018	SO/LA Imp:	N	Assm Dist:				
Project Completion		9/1/2019							

STATE OF CALIFORNIA		Budget Year 2016-17	
CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP)		Proj ID:	0000973
FISCAL DETAIL WORKSHEET		BU/Entity:	2720
Department Title:	California Highway Patrol	Program ID	2065
Project Title:	San Bernardino Area Office Replacement	COBCP #:	3
Program Category:	Critical Infrastructure Deficiencies	Priority:	3
Program Subcategory:		MA/MI:	MA
<p>Identify all items which fit into the categories listed below. Attach a detailed list if funding is included in this request. Provide descriptions and summary estimates for items for which you plan to request funding in the future. When possible, identify funding needs by fiscal year (BY+1 through BY+4).</p>			
PROJECT RELATED COSTS		COST	TOTAL
AGENCY RETAINED:			
TOTAL AGENCY RETAINED			0
GROUP 2 EQUIPMENT			
TOTAL GROUP2 EQUIPMENT			0
IMPACT ON SUPPORT BUDGET		COST	TOTAL
ONE-TIME COSTS			
TOTAL SUPPORT ONE-TIME COSTS			0
ANNUAL ONGOING FUTURE COSTS			
TOTAL SUPPORT ANNUAL COSTS			0
ANNUAL ONGOING FUTURE SAVINGS			
TOTAL SUPPORT ANNUAL SAVINGS			0
ANNUAL ONGOING FUTURE REVENUE			
TOTAL SUPPORT ANNUAL REVENUE			0

STATE OF CALIFORNIA		Budget Year 2016-17	
CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP)		Proj ID:	0000973
SCOPE/ASSUMPTIONS WORKSHEET		BU/Entity:	2720
Department Title:	California Highway Patrol	Program ID	2065
Project Title:	San Bernardino Area Office Replacement	COBCP #:	3
Program Category:	Critical Infrastructure Deficiencies	Priority:	3
Program Subcategory:		MA/MI:	MA

Project Specific Proposals: For new projects provide proposed Scope language. For continuing projects provide the latest approved Scope language. Enter Scope language in cell A110.

Conceptual Proposals: Provide a brief discussion of proposal defining assumptions supporting the level of funding proposed by fiscal year in relation to outstanding need identified for that fiscal year. (Also include scope descriptions for BY+1 through BY+4 in cell A110).

San Bernardino Area Office replacement. The San Bernardino Area office opened in 1973 in a 12,253 square-foot facility and is considered to be a large command. This office is assigned 83 uniformed and 10 nonuniformed staff. The San Bernardino office has been identified as having serious seismic structural issues. The facility has not been inspected by a structural engineer; however, it is assumed to be a level VI seismic-rated facility due to the decade it was built.

**DEPARTMENT OF GENERAL SERVICES
REAL ESTATE SERVICES DIVISION - PROJECT MANAGEMENT AND DEVELOPMENT BRANCH
PROJECT COST SUMMARY**

PROJECT:	San Bernardino Area Office Replacement	BUDGET ESTIMATE:	B6CHP324EP
LOCATION:	Bryn Mawr Drive., San Bernardino	EST. / CURR'T. CCCI:	6073 / 6132
CUSTOMER:	Department of the California Highway Patrol	DATE ESTIMATED:	3/4/2016
DESIGN BY:	PMDB	ABMS NO:	138936
PROJECT MGR:	M. Siemering	PREPARED BY:	LL
TEMPLATE:	Design Build	DOF PROJ. I.D. NO.:	0

DESCRIPTION

This project proposes a 5.5 acre site to construct a 43,552 net square feet single story main building with attached auto service bays built to Essential Services Standards. This project includes public parking for the main building and secure covered parking for the patrol vehicles. Additional site improvements include fencing, flagpole, fuel island and canopy, emergency generator, communications tower, landscaping and utilities.

ESTIMATE SUMMARY

DIRECT COST

Sitework - Earthwork	\$605,300
Site Utilities	\$728,700
Paving	\$1,725,600
Misc. Site Improvements	\$1,564,500
Vehicle Fueling Area	\$280,900
Waste Enclosure	\$154,900
Communication Tower & Foundation	\$361,400
Landscaping	\$287,300
Site Electrical	\$937,000
Main Office Building/Auto Service	\$13,904,100
Radio Vault Building	\$333,000
Fusee/Property Storage Building	\$254,000

ESTIMATED TOTAL CURRENT COSTS:	\$21,136,700
Adjust CCCI From 6073 to 6132 (FEBRUARY 2016)	\$205,300
Escalation to Start of Construction 29 Months @ 0.42% / Mo.:	\$2,599,500
Escalation to Mid Point 9 Months @ 0.42% / Mo.:	\$806,700
ESTIMATED TOTAL CONSTRUCTION COSTS:	\$24,748,200
(INDIRECT COSTS)	
DSA Fees	\$335,800
Architectural & Engineering Fees @ 9%	\$2,227,000
Utility Permits & Connection Fees	\$200,000
Commissioning	\$150,000
ESTIMATED TOTAL INDIRECT COSTS:	\$2,912,800
ESTIMATED TOTAL Design Build CONTRACT:	\$27,661,000

SUMMARY OF COSTS BY PHASE

PROJECT: San Bernardino Area Office Replacement
LOCATION: Bryn Mawr Drive., San Bernardino
ABMS #: 138936

BUDGET ESTIMATE: B6CHP324EP
DATE ESTIMATED: 3/4/2016

CONSTRUCTION DURATION: 18 MONTHS
ESTIMATED CONTRACT: \$27,661,000 \$27,661,000
CONSTRUCTION CONTINGENCY: \$0 \$0
TOTAL: \$27,661,000 \$27,661,000

CATEGORY	ACQUISITION STUDY 00	BID DB / LP 01		WD/C DB / LP 03	TOTAL
ARCHITECTURAL AND ENGINEERING SERVICES					
A&E Design		\$670,500	\$0	\$483,100	\$1,153,600
Construction Inspection				\$900,000	\$900,000
Construction Inspection Travel				\$275,000	\$275,000
Buiders Risk Insurance				\$69,000	\$69,000
Advertising, Printing and Mailing		\$35,700	\$0		\$35,700
Construction Guarantee Inspection				\$30,000	\$30,000
SUBTOTAL A&E SERVICES	\$0	\$706,200	\$0	\$1,757,100	\$2,463,300

OTHER PROJECT COSTS					
Special Consultants (Soils/Survey)	\$120,000	\$88,500	\$0	\$107,300	\$315,800
Materials Testing				\$268,200	\$268,200
Project/Construction Management	\$35,000	\$385,300	\$0	\$850,000	\$1,270,300
Contract Construction Management			\$0	\$968,000	\$968,000
Site Acquisition Cost & Fees	\$3,660,000				\$3,660,000
Agency Retained Items				\$407,000	\$407,000
SBE/DVBE Assessment				\$79,100	\$79,100
Stipend Agreements (3@\$30,000/ea)		\$90,000	\$0		\$90,000
Hospital Checking			\$0		\$0
Essential Services			\$0		\$0
Accessibility Checking			\$0		\$0
Environmental Document (Neg Dec)	\$5,000	\$201,000		\$40,000	\$246,000
Due Diligence		\$7,500			\$7,500
Other Costs - (SFM)		\$5,200	\$0	\$186,500	\$191,700
State Project Contingency @ 3%				\$830,000	\$830,000
Other Costs - (ARF Assessment)	\$47,000	\$18,300	\$0	\$0	\$65,300
SUBTOTAL OTHER PROJECT COSTS	\$3,867,000	\$795,800	\$0	\$3,736,100	\$8,398,900

TOTAL ESTIMATED PROJECT COST	\$3,867,000	\$1,502,000	\$0	\$33,154,200	\$38,523,200
LESS FUNDS TRANSFERRED	\$0	\$0	\$0	\$0	\$0
LESS FUNDS AVAILABLE NOT TRANSFERRED	\$0	\$0	\$0	\$0	\$0
CARRY OVER	\$0	\$3,867,000	\$0	\$5,369,000	
BALANCE OF FUNDS REQUIRED	\$3,867,000	\$5,369,000	\$0	\$38,523,200	\$38,523,200

FUNDING DATA & ESTIMATE NOTES

PROJECT: San Bernardino Area Office Replacement
 LOCATION: Bryn Mawr Drive., San Bernardino
 ABMS #: 138936

BUDGET ESTIMATE: B6CHP324EP
 DATE ESTIMATED: 3/4/2016

FUNDING DATA

<u>Chapter / Item</u>	<u>Phase</u>	<u>Amount</u>	<u>Totals</u>
Fund Transfers			
N/A	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
Total Funds Transferred			<u>\$0</u>
Funds Available Not Transferred			
N/A	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
Total Funds Available not Transferred			<u>\$0</u>
Total Funds Transferred and Available			<u><u>\$0</u></u>

ESTIMATE NOTES

1. The construction costs in this estimate are indexed from the CCCI Index as of the date of estimate preparation to the CCCI index that is current as of FEBRUARY 1, 2016. The project estimate is then escalated for a 9 month period to an assumed construction midpoint. Additionally, the project has been escalated to the assumed start of construction.
2. The Agency may have retained items that are not included in this estimate. This estimate includes an allowance for 63 work stations at \$6,000 each plus televisions.
3. Special Consultant costs include Survey w/ Topo Map, Geotechnical, soil Survey, Hydro Study, LEED, Commissioning, Constructability Review and Utility Design Fees.
4. Acquisition of Performance Criteria phase includes ARF Assessment. Estimate assumes phase out of ARF Assessment prior to DB phase.

5. 0

6. 0

7. 0

8. 0

9. 0

10. 0